

Docket Item #29-A
MASTER PLAN AMENDMENT #96-0003
HOFFMAN

Planning Commission Meeting
June 4, 1996

ISSUE: Consideration of an amendment to the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the subject property from OCH/Office Commercial High and CDD-1/Coordinated Development District, Duke Street to CDD-2/Coordinated Development District, Eisenhower Avenue, and request a change to the CDD-2/Eisenhower Avenue guidelines to decrease the proportion of residential use required.

APPLICANT: Hoffman Family Limited Partnership
by J. Howard Middleton, Jr., attorney

LOCATION: 2425 Mill Road; 2000 Eisenhower Avenue
Hooff's Run Drive

CITY COUNCIL ACTION JUNE 15, 1996: City Council approved the Planning Commission recommendation and approved the request, subject to compliance with all applicable codes, ordinances and the added amendment by the Planning Commission to Condition #7 of the CDD guidelines.

PLANNING COMMISSION ACTION, JUNE 4, 1996: On a motion by Mr. Wagner, seconded by Mr. Ragland, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and added an amendment to Condition #7 of the CDD guidelines by adding the following language to the resolution:

that the maximum floor area ratio not exceed 2.5, provided that in no event may the floor area, in any project which is placed in non-residential use, exceed ~~75%~~ **85%** of the project's total floor area; that hotel uses be considered residential uses.

The motion carried on a vote of 5 to 0. Mr. Dunn and Mr. Leibach were absent.

Reason: The Planning Commission generally agreed with the staff analysis related to adding additional land to the Hoffman CDD, but also felt that decreasing the proportion of residential use required was reasonable, given that a large amount of residential would still be required and other residential development is already occurring along Eisenhower Avenue.

Speakers:

Howard Middleton, representing the applicant.

Ellen Pickering spoke against decreasing the proportion of residential use required.

Lois Hunt spoke against decreasing the proportion of residential use required and about traffic concerns.

Julie Crenshaw spoke about traffic concerns.

Ilene Smith spoke regarding the need for a noise barrier from traffic.

PLANNING COMMISSION ACTION, MARCH 9, 1996: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant requested the deferral.

Speakers:

Howard Middleton, representing the applicant.

Ellen Pickering spoke against decreasing the proportion of residential required in the CDD.

James Hoben spoke against reducing the proportion of residential required in the CDD.

STAFF RECOMMENDATION:

Staff recommends that the land use designation of the two subject properties be changed to CDD-2/Coordinated Development District 2, Eisenhower Avenue and that an additional CDD condition be added to the criteria for development within a CDD development special use permit contained in the King Street/Eisenhower Avenue Small Area Plan, as shown below:

Optional Development With a CDD Special Use Permit

Coordinated Development shall occur subject to the following guidelines:

Land Use

1. that there be a mix of uses in the area including office, residential, and retail along with active and passive recreation opportunities, and day care centers.
2. the project shall provide adequate active and passive recreational facilities.
3. the project shall appropriately provide for bicycle lanes and trails in coordination with existing bicycle lanes and trails.

Design

4. that the area include a variety of architecture and building heights, which are in general conformance with the height guidelines for the area.
5. that building heights shall not exceed 200 feet in height except for one building which may be permitted to reach 225 feet in height, provided that the average building height within the CDD shall not exceed 150 feet.
6. that areas adjacent to physical barriers such as railroad tracks and highways be landscaped or buffered.
- 6a. that parcels located adjacent to the Carlyle project be

designed and developed in a manner consistent with the approved Carlyle development plan.

7. that the maximum Floor Area Ratio not exceed 2.5, provided that in no event may the floor area, in any project which is placed in non-residential use, exceed 85% of the project's total floor area; that hotel uses be considered residential uses. (PC)

Height and Density Bonuses

8. Projects within 1000 feet of Metro shall also be considered for height and density bonuses if combined with a meaningful affordable housing program approved by the City Council. The affordable housing program must be on-site with an equivalent value of no less than \$1.05 [adjusted for inflation] per net square foot of total development, including commercial. The contribution from commercial development may be used for either on-site or off-site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 FAR overall, with a minimum of 2.75 for the residential component.

DISCUSSION

The Proposal

The applicant, Hoffman Family Limited Partnership, proposes to change the land use designation and zoning of two parcels of land they have acquired to CDD-2/Coordinated Development District/Eisenhower Avenue. The parcels are located adjacent to the other Hoffman land holdings, all of which were designated CDD-2 in the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan. The two parcels proposed for master plan amendment and rezoning are:

1. Eisenhower Center parcel: a vacant 104,980 sq.ft. site (tax Map 072.00-04-05) located at 2425 Mill Road. Current zoning is OCH/Office Commercial High.
2. GT Metro parcel: a 578,912 sq.ft. parcel (tax map 079.00-01-01) located at 2000 Eisenhower Avenue, currently developed with a office/warehouse structure and parking garage. Current zoning is CDD-1/Coordinated Development District/Duke Street.

In addition, the applicant proposes an amendment to the CDD guidelines for the Eisenhower CDD which would reduce the proportion of residential uses required from 25% of total development to 15% of total development. Each of these requests is discussed in more detail below.

The applicant has indicated that both of these requests will facilitate the applicant's planned bid for the U.S. Patent Office, a 2.3 million square foot commercial project.

Redesignation and Rezoning of Parcels to CDD-2

Staff has no objection to the applicant's request to redesignate the Eisenhower Center and GT Metro parcels to CDD-2. In each case, the existing zoning on the parcels allows a slightly higher density than the 2.5 FAR allowed under the requested CDD-2 (3.0 for the OCH zoning on the Eisenhower Center parcel and 2.62 for the CDD-1 zoning on the GT Metro parcel). As the table below summarizes, the overall level of development permitted on the parcels will change very little with the proposed rezonings. In addition, there is little change in the uses and heights required and permitted under the existing and proposed zones.

	Remaining Development Rights (Total Development Rights Minus Existing Development)		
	<u>Residential Floor Area</u>	<u>Commercial Floor Area</u>	<u>Total Floor Area</u>
Existing Zoning (CDD2, CDD1, OCH)	1,370,470	3,793,351	5,163,821
Staff Proposal (CDD2 w/25% residential)	1,418,716	3,623,146	5,041,862
Applicant's Proposal (CDD2 w/15% residential)	810,830	4,231,034	5,041,862

Note: A more detailed analysis of these numbers is attached.

Both of the parcels proposed to be rezoned to CDD-2 are contiguous to the existing CDD-2 land. However, the GT Metro parcel along Eisenhower Avenue is physically more connected to the Duke Street CDD (CDD-1, Carlyle) which is directly across the street, than it is to the Eisenhower CDD. Nonetheless, staff supports the change from CDD-1 to CDD-2 because the site has just been purchased by Hoffman, and, functionally, it is logical for the site to be planned and developed in conjunction with the remainder of the Hoffman holdings. Staff is recommending that a modified version of a guideline contained in the Duke Street CDD be incorporated into the Eisenhower Avenue CDD:

- that parcels located adjacent to the Carlyle project be designed and developed in a manner consistent with the approved Carlyle development plan.

These guidelines will provide for the GT Metro site, across the street from Carlyle, to be developed in a manner consistent with Carlyle; i.e. the creation of a street wall along Eisenhower Avenue, screening of parking structures, and the utilization of minimal surface parking. With this additional guideline added to the Eisenhower

Avenue CDD, the development of the GT Metro site will be subject to virtually the same guidelines for development under either CDD, and staff supports the proposed change in land use and zoning designations.

Because density can be shifted across property lines with a CDD, the net result of the changes to the GT Metro site may be to allow greater density of development on the main site adjacent to the Metrorail station, and less density on the GT Metro site. Staff believes that result is acceptable, since higher densities of development should be located as close to the Metrorail station as possible.

Change From 25% Residential to 15% Residential

Staff does not support the applicant's proposal to reduce the amount of residential development from 25% of the total development to 15% of the total. Coordinated Development Districts are intended to provide for a mix of uses, including office, commercial, retail, residential and supporting open space and service amenities. When the Eisenhower Avenue CDD was approved in 1992, the guidelines called for 50% of the floor area in the CDD to be developed in residential uses. In December, 1994, Hoffman requested and received a master plan amendment which changed the guidelines for the Eisenhower Avenue CDDs. One of the key changes was a reduction in the proportion of residential use required from 50% of all building area to 25%. Staff supported the proposed change, noting that it still maintained a mix of uses while allowing the development emphasis in this area to be commercial uses. Staff does not support a further reduction in the proportion of residential uses required.

With a 25% requirement, the applicant's zoning provides for 1.4 million square feet of residential space, including, by definition in this case, any hotel space. With the applicant's 15% proposal, the requirement drops to about 800,000 square feet of residential.

While both figures represent significant amounts of residential uses, relative to the amount of commercial permitted on the site (3.6 million sq.ft. of commercial space if 25% residential is required and 4.2 million sq. ft. of commercial space if 15% residential is required) the numbers are relatively small. And, staff would note, under either scenario the applicant has more than adequate space available to meet the 2.3 million square foot Patent and Trademark Office requirement.

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STAFF: Sheldon Lynn, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief/Development.

RESOLUTION NO. MPA-96-0003

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN section of the 1992 Master Plan was filed with the Department of Planning and Zoning on March 11, 1996 for changes in the land use designations to the parcels at 2425 Mill Road and 2000 Eisenhower Avenue and Hooff's Run Drive; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on May 9, 1996 and June 4, 1996, with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general

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welfare of the residents of the City;

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NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendments are hereby adopted in its entirety as an amendment to the KING STREET/EISENHOWER AVENUE SMALL AREA PLAN section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the designation of the parcel at 2425 Mill Road from OCH/Office Commercial High to CDD-2/Coordinated Development District/Eisenhower Avenue, and the designation of the parcel at 2000 Eisenhower Avenue and Hooff's Run Drive from CDD-1/Coordinated Development District/Duke Street to CDD-2/Coordinated Development District/Eisenhower Avenue.

Incorporate the following as a guidelines in the Eisenhower Avenue CDD:

- that parcels located adjacent to the Carlyle project be designed and developed in a manner consistent with the approved Carlyle development plan.

Amend CDD guideline #7 for the Eisenhower Avenue CDD as follows:

- that the maximum floor area ratio not exceed 2.5, provided that in no event may the floor area, in any project which is placed in non-residential use, exceed ~~75%~~ **85%** of the project's total floor area; that hotel uses be considered residential uses.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.


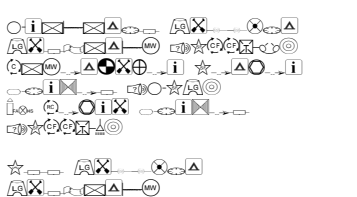
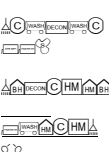
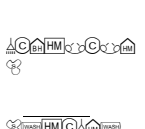
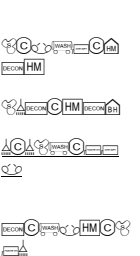
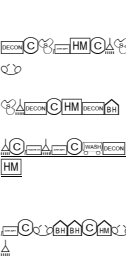

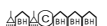






ADOPTED the 4th day of JUNE, 1996.

W. B. Hurd, Chairman

Attachment



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